

THIS INSTRUMENT PREPARED BY:
D. Barron Lakeman & Associates, LLC
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244
STATE OF ALABAMA)

GRANTEE'S ADDRESS:
David B. Holder
4031 Guilford Road
Birmingham, Alabama 35242

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety-Eight Thousand and 00/100 (\$198,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Verna T. Russell, a single individual** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **David B. Holder, a single individual**, (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 62, according to the Final Record Plat of Greystone Farms, Guilford Place, Phase 2, as recorded in Map Book 22, page 24, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

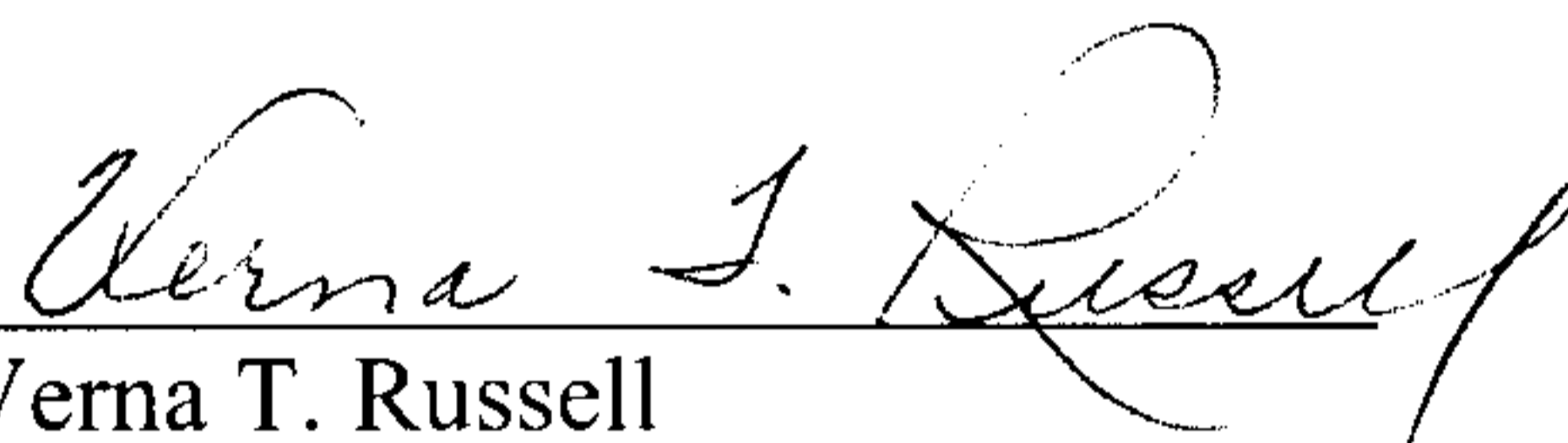
\$195,421.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Verna T. Russell is the surviving grantee in that certain deed recorded in Instrument #1998/45317. The said Harry O. Russell having died on 5/12/2007.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 4th day of December, 2008.

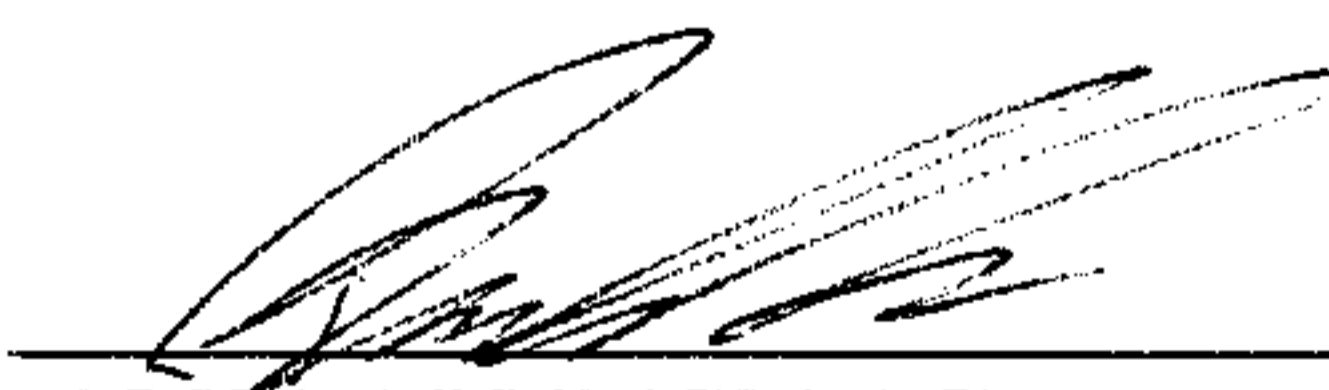

Verna T. Russell

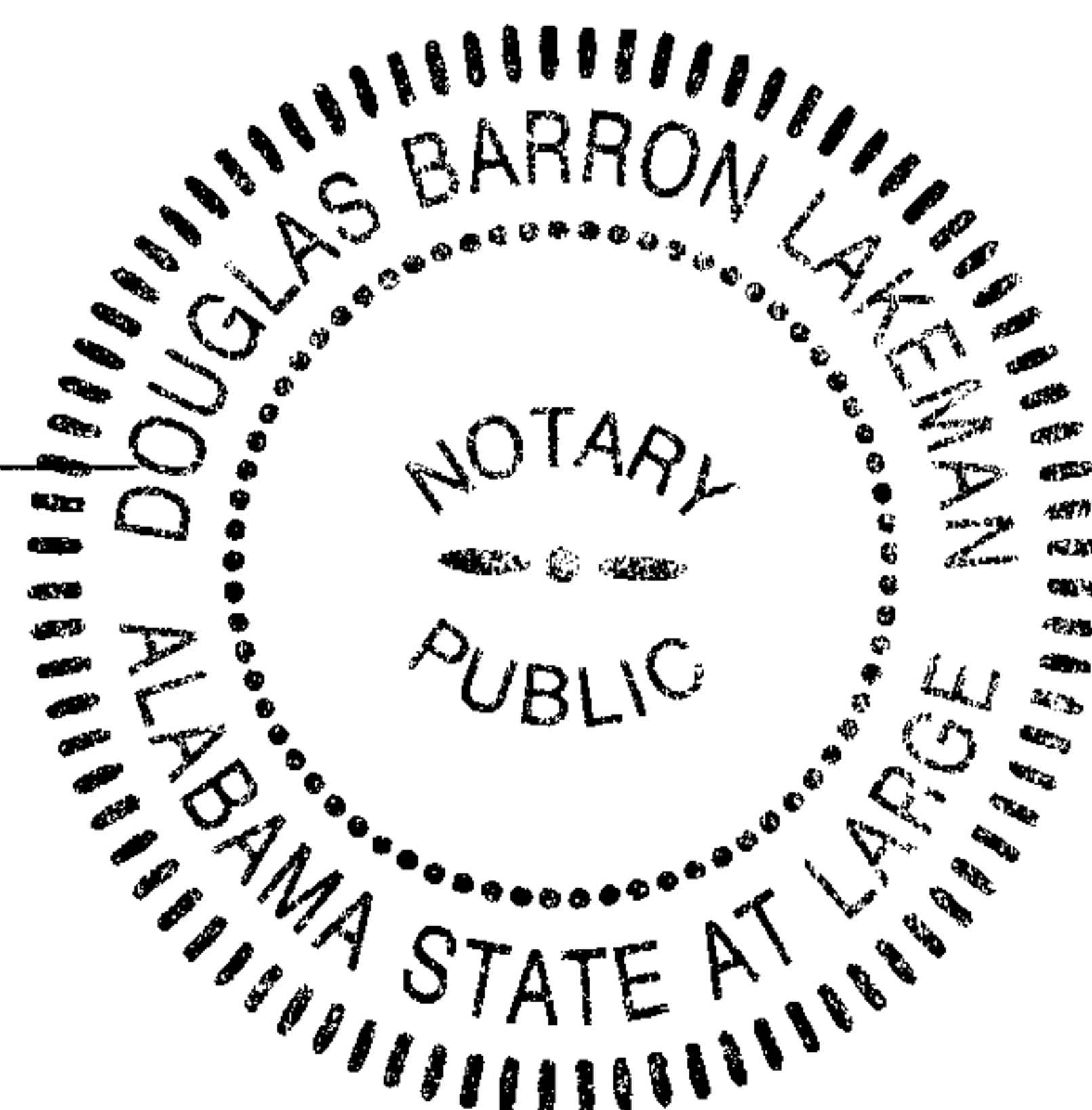
STATE OF ALABAMA)

COUNTY OF SHELBY)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Verna T. Russell, a single individual whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 4th day of December, 2008.


NOTARY PUBLIC
My Commission Expires: 3/3/12



DOUGLAS BARRON LAKEMAN
COMMISSION EXPIRES 3/3/12


20081205000457850 1/1 \$14.00
Shelby Cnty Judge of Probate, AL
12/05/2008 11:07:25AM FILED/CERT

Shelby County, AL 12/05/2008
State of Alabama

Deed Tax: \$3.00